

MEETING TRANSCRIPT
Oakland Army Base Restoration Advisory Board
West Oakland Senior Center
May 27, 1998

RAB Members Present:

Rod Carter; Mike Dryden; Romy Fuentes; Thomas Galvin; Rev. Mary M. Gilmore; Margaret Gordon; Ed Keller; Roderick Klugh; Joel Kushins; Harold Logwood; Stefanie Parrott; Phillip Ramsey; William Smith; Adeline Sweeney; Ellen Wyrick-Parkinson.

RAB Members Not Present:

Mel Blair; Saul Bloom; Andrew Clark-Clough; Allen Edson; Lisa Haws; C. Blake Huntsman; Edith Landrith-Robertson; Robert MacDonald; Sele Nadel-Hayes; Mary Ann Parker; David Wilson.

Others Present:

Celeste Albanez, Department of Toxic Substances Control; Yvonne Daniely, CalTrans; Diane Chamberlain, Radian International; Gordon Coleman, Community Member; Rena Clark, Oakland Army Base; Willie Keyes, Community Member; Stephen Mitchell, Oakland Army Base; Richard Neveln, WOCAG; Oscar Odegaard, Sierra Club; Willie Spencer, Community Member; Johnie Stewart, Community Member.

Welcoming Remarks

Harold Logwood, Community Co-chair, welcomed the community to the May 27, 1998, meeting of the Oakland Army Base Restoration Advisory Board (RAB) at the West Oakland Senior Center, 1724 Adeline Street. Mr. Logwood called the meeting to order at 6:20 p.m. and asked RAB and audience members to introduce themselves.

1. Presentations

a) Underground Storage Tank Program Update, Ed Keller, Oakland Army Base

Mr. Keller updated the RAB on the status of the Underground Storage Tank (UST) program. He said that the base has submitted a work plan for conducting investigative fieldwork on UST sites to the Regional Water Quality Control Board (RWQCB) for review. The document covers 14 UST sites where diesel, gasoline, and heating oil were stored in product (not waste) USTs. All of these 14 USTs have been removed and the sites have shown varying states of contamination, from little contamination to none. Some sites may require only a single sample to verify that the site is clean. At other sites, additional information needs to be gathered to try to identify the source of the contamination and to determine whether it is a result of the UST. Some sites have been excavated and the holes have been backfilled for several years, but have not been officially closed. The work plan provides information on the 14 UST sites, including descriptions of what data gaps still remain in the investigation and how many samples should be taken.

The Army has submitted draft closure documents for five tank sites to the state. Once the Army receives comments back from the state, the RAB will be updated with the status of these five sites.

Mr. Keller showed a diagram of the approximate former location of three diesel tanks located in the same pit near Building 991. Draft closure documents have been submitted to the state for this site. He explained that after a UST is pulled out of the ground, the soil around the UST is over excavated to remove all visible evidence of contamination. Then various points along the sidewalls of the excavation pit are sampled to see whether all the contamination was removed during the over excavation process. Mr. Keller said that the samples taken on the sidewalls of this excavation pit were non-detect (did not detect any evidence of contamination). He noted that after these tanks were removed, monitoring wells were installed to monitor the groundwater over time to determine whether contamination exists and whether it is moving. The majority of the monitoring well samples were non-detect. In response to a question from Mike Dryden, Mr. Keller said there has not been any sampling conducted at this site since 1996. Diesel was detected in a monitoring well during the last monitoring event, but at levels that do not pose a health hazard. In general, the samples show a deterioration of concentrations over time.

Joel Kushins asked what the groundwater cleanup level is for diesel. Mr. Keller said that the decision tree is included in the Risk Based Corrective Action (RBCA) process and that process sets the screening criteria that would determine whether a site needs further investigation or not. This process has established a diesel concentration of 500 parts per million (ppm) for soil. He added that the Technical Review Subcommittee will be receiving the work plan document for review soon, and offered to make copies of the decision tree for RAB members. Mr. Kushins asked whether the former tank area near Building 991 will be part of the basewide risk assessment being completed for the base. Mr. Keller said that the USTs are following the RBCA process and a report covering risk issues will be submitted.

Mr. Kushins commented that in his experience, regulatory agency representatives have required step-out monitoring wells when hits of contamination were detected in downgradient areas. This is because a plume may have already moved 50 feet downgradient if the tank has been leaking for many years.

Mr. Logwood asked whether any contamination has been identified below the groundwater. Mr. Keller replied that the base will eventually sample down to the bay mud level. He said there is a clay layer located below the upper groundwater layer that was created when the fill material was imported. The concern with this lower aquifer is that it is potentially a regional municipal source of water. [There is no indication that any contamination has reached this lower source of water.]

Mr. Logwood asked if the work plan contains a cleanup goal policy or a management plan. Mr. Keller said no, that the purpose of this work plan is to identify data gaps and the base's approach to filling in the gaps.

Ellen Wyrick-Parkinson asked whether diesel is less hazardous than gasoline. Mr. Keller said that there are differences in the harmful constituents of each fuel, in their volatility (way in which the fuels evaporate), and the way each moves through soil. Ms. Wyrick-Parkinson asked if there would be different impacts to the ocean from a spill of gasoline versus diesel. Mr. Keller

replied that both diesel and gasoline have the potential to kill animals, depending on the concentrations spilled, but the overall effects would be different.

Ms. Wyrick-Parkinson asked whether there would be one document that will show the final closure for all the UST sites. Mr. Keller said that the closures will all be documented but multiple documents will be produced due to the fact that the closures occur over time. Romy Fuentes commented that the Base Realignment and Closure (BRAC) Cleanup Plan includes compiled data on UST sites and other environmental actions and that this document has been distributed to RAB members previously. Margaret Gordon asked why an entire packet of information could not be stored in West Oakland. Mr. Keller said the cleanup information is stored in West Oakland at the library and explained that it can be accessed through an indexing system similar to the public library. An Administrative Record is also stored at Oakland Army Base. Ms. Gordon asked where the Administrative Record information will be stored after property transfer occurs. Mr. Keller said that decision has not yet been made, although most likely, the official Administrative Record will remain at another federal facility. He noted that there will still be copies available at the West Oakland and Oakland libraries. Phillip Ramsey commented that the Environmental Baseline Survey (EBS) will be updated through a supplemental EBS before property transfer to show the environmental condition of property. This document provides a lot of summary information and will indicate that either a cleanup remedy is in place, is shown to be effective, or that cleanup is complete.

2. Old Business

a) Approval of April 22, 1998 meeting minutes

Rod Carter motioned to approve the April 22, 1998 meeting minutes and Joel Kushins seconded the motion. The vote was:

- In favor 10
- Opposed 0
- Abstentions 0

b) Outstanding issues from March RAB Meeting

PCB content of fluorescent lighting ballasts

Mr. Keller said that the fluorescent lights in Building 1 have not been sampled for polychlorinated biphenyl (PCB) content. He said the lights are routinely maintained, the ballasts are checked for signs of leakage, and replaced when necessary.

DTSC/CEQA guidelines on lead-based paint

Mr. Fuentes updated the RAB on the California Environmental Protection Agency Department of Toxic Substances Control (DTSC)/California Environmental Quality Act (CEQA) guidelines on lead-based paint (LBP). Copies of his presentation are attached to the meeting minutes.

During the discussion following Mr. Fuentes' presentation, Ms. Gordon asked why California guidelines are being followed instead of federal guidelines. Mr. Fuentes said that the federal law, the Comprehensive Environmental Response, Compensation, and Liability Act

(CERCLA), does not apply to cleanup of LBP. In addition, Oakland Army Base is not on the National Priorities List (NPL) and therefore, the state is the lead regulatory agency.

Ms. Wyrick-Parkinson asked Mr. Fuentes to discuss DTSC's restrictions on LBP as it involves civilian, not military populations. Mr. Fuentes said that DTSC does not have the authority to regulate LBP and that there are ongoing discussions between the Department of Defense (DoD) and the U.S. Environmental Protection Agency (EPA) regarding this issue. He suggested that there are innovative technologies (i.e., phytoremediation, soil washing) that are economically feasible for cleaning up lead contamination in soil. Mr. Ramsey commented that DTSC has completed some sampling for lead in soils at other installations. He added that the EPA's position is that they would like to see more investigation done; however, DoD is not interested in commercial or industrial lead in soil investigations. Bill Smith asked whether EPA would concur on a property transfer before this issue is resolved. Mr. Ramsey replied that the state is the lead at Oakland Army Base, therefore, EPA has no authority on this issue. However, EPA would attach a "non-concurrence" to the document. Mr. Fuentes added that there is a risk of legal action if the property transfer goes through with a non-concurrence attached.

Mr. Keller said the base has no plans to either sample or not sample for lead in soil, until he gets further guidance from the Department of the Army. He confirmed that there are no interim leases of residential family housing available. Mr. Smith suggested this issue needs to be placed outside the RAB, and through a political process, for review. Ms. Gordon commented that there seems to be a lack of coordination on this issue between the West Oakland Community Advisory Group (WOCAG) and the RAB. Mr. Smith suggested forming a committee on the RAB to deal with this issue and encouraged everyone to work through the Oakland Base Reuse Authority and the WOCAG to let their interests be heard.

c) Outstanding issues from April RAB Meeting

Variance for new freeway

Mr. Fuentes said he spoke with Sarah Picker from DTSC who said that CalTrans did not apply for a lead variance for the construction of the new freeway.

DTSC policy on lead contamination in soil above 5,000 parts per million

Mr. Fuentes said that he is not sure where the level of 5,000 ppm of lead in soil came from, but believes it may be linked to a specific industrial level since levels are determined on a case by case basis. He said that DTSC uses a risk assessment procedure that evaluates land use and potential exposure and that 1,000 ppm is the established level for disposal purposes. Mr. Logwood asked whether a policy on lead exists. Mr. Ramsey said that CERCLA says lead is a hazardous substance that needs to be assessed. Mr. Kushins commented that when he investigated an indoor firing range, he was directed by the regulatory agency to look at the Housing Urban Development (HUD) lead guidelines for residential cleanup. Mr. Keller said the Army has guidance on lead in family housing areas.

Mr. Keller said that Ms. Wyrick-Parkinson had asked a question about the day care center on base during the April RAB meeting. He said that the building was constructed in the mid-1980s

as a child development center, after the use of lead in paints ceased. The building is inspected regularly and has always received good reports.

3. New Business

a) Membership Subcommittee Report – Stefanie Parrott

Ms. Parrott provided the RAB with a membership update. Second confirmation notices were sent out to the 12 West Oakland High School students; however, no responses were received. She said she would speak with Margaret Gordon about efforts to bring some younger people onto the RAB.

b) Public Outreach Subcommittee Report - Mary Ann Parker

Ms. Parker was absent from the meeting so a report will be provided next month.

c) Technical Review Subcommittee Report – Andrew Clark-Clough/Mike Dryden

Mr. Dryden said the Technical Review Subcommittee did not meet this month. He encouraged the base to use a new sampling method (5035) approved by the EPA for sampling volatile contamination in soil. Mr. Keller confirmed that the members of the Technical Review Subcommittee are Joel Kushins, Rod Carter, Bill Smith, Andrew Clark-Clough, and Mike Dryden.

d) Remedial Project Manager Meeting Report - Community Co-chair

Mr. Keller updated the RAB on the Remedial Project Manager's (RPM) meeting.

- Operable Unit (OU) 7 (formerly Building 807) – The contractor is working on a draft investigation report and is analyzing sampling information. The Supplemental Investigation Report is due out in July. One indoor air sample taken to support the interim leasing program found constituents in the air consistent with the storing of household goods which were using mothballs. A human health risk assessment determined that the mothballs were a larger health hazard than the plume contamination in the area. The building had been closed for two months prior to sampling and the Army does not anticipate a health problem if the building is open and in use.
- Preliminary Assessment/Site Inspection – This document is nearly final pending final comments from DTSC.
- Basewide Hydrogeologic Report – The base is in the process of incorporating all comments on this document.
- OU 2 (formerly Building 991) – There has been another rain delay in collecting samples, so the second half of the sampling effort will occur in August.
- OU4 – The base is working on a contract negotiation for the spit area. Once it is negotiated, the base hopes to fund the investigation this fiscal year.
- OU 1 – A report is due on the removal of oil/water separators in this OU. Minimal staining was noted in the soil near one oil/water separator. The Remedial Investigation Work Plan is being developed to identify areas that need sampling and determine what kind of sampling is necessary. Regulatory agency representatives toured sites on base where sampling is proposed.

- OU3 – A report on the preliminary sampling completed at the gas station was recently received. Due to leaks in lift units, low concentrations of hydraulic fluid were detected in groundwater. No PCBs were detected. The Remedial Investigation Work Plan is being developed to identify areas that need sampling and determine what kind of sampling is necessary. Regulatory agency representatives toured sites on base where sampling is proposed.
- Basewide Risk Assessment – The Basewide Risk Assessment work plan is expected to be submitted to the agencies within the next month or two.
- Final comments from the Department of the Army BRAC Office are being incorporated in the Finding of Suitability to Lease (FOSL) that covers nine buildings on base. This document is expected to be signed in June. The Oakland Base Reuse Authority has been given a copy of the Army's model lease and their lawyers are reviewing the terms. The Basewide FOSL is expected to be finalized later this summer. The Oakland Base Reuse Authority oversees CEQA requirements for leasing.

e) **Discussion of Technical Assistance for Public Participation (TAPP) Committee**

This discussion has been tabled until further notice. Mr. Kushins said he was provided with TAPP information and is reviewing it.

4. Agenda Items for Future Meetings

- Mr. Keller said he would ask the Oakland Base Reuse Authority to provide information on CEQA requirements for leasing to the RAB.
- Explore ways to involve more of the West Oakland community in the RAB process.
- Reconvening of Bylaws Committee to discuss the process for nominating new community co-chairs. Since first RAB meeting was in August 1996, and membership terms are for two years, develop process to see if current members are still interested in serving.
- Specific cleanup goals and objectives for the base.
- Discuss whom RAB should contact about unmet base responsibilities.
- Presentation on public participation and meeting opportunities where RAB members' wishes and objections can be put in writing during the decision document portion of the cleanup process.

5. Open Forum

- Mr. Dryden offered to write a letter to the WOCAG on the lead in soil issue and copy all interested parties (including agencies and legislative representatives).
- A community member asked if the base will be placing documents on CD-ROM. Mr. Keller said the base is in the process of posting documents to an Internet Web Site; however, there are no current plans to make CD-ROMs available to the public. The base may provide CD-ROMs to the Information Repositories at the libraries.
- Mr. Keller provided the following Internet Web Address for information on new guidance for "early transfers" Section 334 deferrals:

<http://www.dtic.mil/envirodod/brac/publish.html>.

6. Adjourn

The meeting adjourned at 8:30 p.m.

Action Items

Action Items	Person Responsible	Timeline
Provide copies of the decision tree for UST site investigations to RAB members.	E. Keller	Attach to May RAB Meeting Minutes
Request the Oakland Base Reuse Authority provide information on CEQA requirements for leasing to the RAB.	E. Keller	ASAP